

Girdwood Housing and Economic Committee
October 7, 2024
Regular Meeting
Minutes Final
6 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Brett Wilbanks, Chair

Roll Call

Attending are Larry Daniels (LD); Brett Wilbanks (BW); Erin Eker (EE); Tim Cabana (TC); Krystal Hoke (KH)

Quorum confirmed

Agenda Revisions and Approval

October 7, 2024 amended meeting agenda approved	LD/EE	Assent vote
Amendments:		
Move public comment to the beginning of the agenda		LD/TC
Add Marijuana tax funds for Early Childhood Ed in Girdwood (Little Bears)		EE/LD
Add follow up on 6-013 previously discussed (this is already on agenda)		EE/LD
September 9, 2024 meeting minutes approved	TC/EE	

GBOS report: Mike Edgington – See written report in meeting packet.

Assembly recently took action to require location data from STR platforms, this data will begin to be reported in January 2025.

P&Z hearing on text amendment to change code for gC-1 and gC-2 is slated for Nov 4. This is on the GHEC agenda. Assembly is considering changes to Planned Use Development requirements, which includes removal of density limits and would impact Holtan Hills development.

Announcements: Alaska Municipal League training Oct 8 at 6PM in the Girdwood Community Room

PUBLIC COMMENT:

Brian Burnett: Encourage all to be engaged in the Girdwood Comprehensive Plan municipal review and adoption process. Introduction is planned for Nov 6 at the Assembly. A work session is likely Nov 14 or 15. Final hearing and vote on November 19.

Note: See meeting minutes from Aug 2024 GHEC meeting. Group declined to take action at that time from a housing and economic perspective.

Old Business:

1. GHEC Review and vote on recommendation that GBOS write a Resolution of Support for P&Z project number 2024-0110: T21 Text Amendment-AO 2024-XXX amending 21.09.040 & 21.09.050 to provide Mixed-Use Development within Girdwood Valley. Planning and Zoning Commission at a Public Hearing on 11/04/24
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18076>.

This item was initiated by GHEC and has recommendation as well from LUC. It is now ready to be considered by Planning and Zoning Commission. Draft Assembly Ordinance and proposed GBOS Resolution of Support are included in the meeting packet.

Motion:

GHEC moves to recommend GBOS Resolution of Support for the T21 Text Amendment to provide mixed use development within gC-1 and gC-2 as presented.

Motion by TC/2nd LD

Motion carries by assent vote

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)

2. STR Registration discussion, review updated STR Registration & Regulation Framework proposal (Wilbanks) Wilbanks has amended the proposal framework to match the earlier discussion of registration costs and fees. He states that the fee chart could be amended as the program matures and mechanisms and results are better understood.

Group discusses the "validated" complaint concept as there may be property owners with neighbors issuing nuisance complaints. There are questions about the adjudication of these complaints.

Group discusses that the Assembly has just passed an ordinance to require reporting from rental platforms that will clarify the locations of STR activity within the MOA by zip code. Assembly may not be ready yet to take further action until some evaluation of that data is made and the level of STR activity is documented through these reports.

Group recommends that a community meeting should be held at some point specifically on this topic.

Item is on the agenda for LUC next week.

Motion:

GHEC moves to forward the proposed STR Registration and Regulation Framework to GBOS.

Motion by LD/2nd EE

Motion carries 5-0 by roll call vote

3. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land

No new information to address. Item is postponed to upcoming meeting.

4. Housing Implementation Plan: Discuss options for contracting for a housing consultant specializing in resort communities and scope of work

GHEC has their own outline of a Housing Implementation Plan and GHEC progress report. Group discusses holding a work session on this topic specifically, or setting aside part of a future meeting to review this more fully.

Motion:

GHEC moves to send their current Progress Report and GHEC Housing Implementation Plan including assessment of need to GBOS.

Motion by EE/2nd TC

Motion carries by assent vote

Jennifer Wingard states that GBOS seeks specific direction in a request to hire a contractor to work on a Housing Implementation Plan.

Motion:

GHEC moves to support funding to hire a consultant for a Housing Implementation Plan at this time.

Motion by EE/2nd TC

Motion fails 0-5 by roll call vote

GHEC clarifies that they are not ready at this time to recommend spending funds on a contractor for the Housing Implementation Plan. They want to assess what areas there are that may need outside assistance.

5. Status of EPA Community Change Grant due Nov 21 for Glacier Creek flood hazard mitigation recommended by GHEC and NTE \$7500 approved by GBOS

Project funding was approved by GBOS in September. Team working on this is meeting and aiming for November 21 deadline. Item will be moved to program updates in future meetings.

Program Updates:

6. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

No change

7. Confirm that parcels requested for transfer to GVSA are included in adopted 5-yr and 1-yr plan

6-076: Across Karolius, adjacent to California Creek Park

6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park

6-016: 6.5 acre portion only within Holtan Hills but not included in current Development Agreement.

6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park

6-013: Land along Arlberg road across from Moose Meadow

Staff will request status report from HLB.

6-029: Behind Spoonline and Basecamp

6-022: Adjacent to park and ride lot

8. Conversion of STR to LTR via incentive programs (Schechter)

No change

9. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.

No change

10. Update on possible feasibility studies:

a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood @ NTE \$77,000 from the GVSA TBA account. (Wilbanks): Pending public/private partnership

Shift to EPA grant possibility

b. Update on Feasibility study and 30% design for RV Camping in Girdwood, proposed for HLB Parcel 6-134 @ NTE \$39,000 from the GVSA TBA account as recommended by GHEC to GBOS.

Pending transfer of land to GVSA. (Hoke)

New Business:

11. Marijuana Tax Fund for Childcare and Early Education Funds to Girdwood (Little Bears) (Krystal Hoke)

Group working on distribution of the new Marijuana Tax is making recommendations to the Assembly.

Revenues Areawide from tax are expected to be \$2.9M in 2024 and \$5M in 2025. Capital improvements to Early Childhood Education are part of the recommendations from the committee. Krystal seeks to have a portion of the funding come to Girdwood for Little Bears, likely in the First Quarter Budget Revisions. She envisions a fund being set up through GHEC to support economic development through funding for Little Bears Projects. Group requests more information on what specifically the funds would be used for. It is unclear if funds would be held by GHEC or granted directly to Little Bears.

Pending Business: No Updates

12. Request HLB to release smaller parcels of land on a more consistent basis. (Hoke) Status: on hold

13. Review GHEC Operating Rules Status: pending GBOS update of their Rules and Procedures

14. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA

15. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration. Status; ongoing for HLBAC meetings

16. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke) Pending result of RFI.

17. HLB Parcel 6-039 Site Concept Map (Krystal Hoke) Pending Girdwood Comprehensive Plan adoption and then pursue code changes to match.

Next meeting: November 4 6PM

Adjourn 7:50PM